

Northern Planning Committee – 6th April 2016

UPDATE TO AGENDA

APPLICATION No. 15/5536M – to provide a new 30 space surface car park

LOCATION

Land adjacent to Belong Care Home, 103 Kennedy Avenue, Macclesfield, SK10 3DE

UPDATE PREPARED

3rd April 2016

CONSULTATIONS

Strategic Infrastructure (Highways) – object to the proposed development due to insufficient information. The following comments apply:

The Head of Strategic Highways (HSI) has visited the site and notes that there is a footpath running along the western boundary of the care home between Kennedy Avenue and the footpath to the north known as Becks Lane. This has not been considered on the proposed site layout. A revised plan should be submitted illustrating the footpath which should be upgraded and, surfaced and 3.0m wide to allow pedestrians and cyclists to pass.

Also the HSI notes that the proposal is against policy. Details regarding the numbers of staff, residents, bedrooms and other uses etc. and a parking assessment are required. The HSI also notes that in addition to surface parking the site also has under-croft parking so details of how many parking spaces the site currently has is required.

REPRESENTATIONS

OFFICER REPORT

Proposed Mitigation Strategy

As the proposal comprises the development of existing and protected open space, it has been advised by the Agent that a mitigation strategy has been prepared. This mitigation strategy includes the change of use of the area of land to the rear of the nearby shops (which is currently used as car parking and servicing provision) to open space. It is understood that this area of land is to the east of Devon Close and to the west of Westmorland Close; however, no drawing or plan has been submitted showing the proposed mitigation.

It is noted that the land in question is not within the Applicant's ownership and it is uncertain how such a mitigation strategy would be secured under any planning permission as the land in question is not owned by the Applicant and the existing

use is as a car park. Planning permission for a change of use would be required to regularise the inclusion of this area into protected open space and no such planning application has been submitted.

The existing car park provides parking for the shop operators and the residents above the shops. It also provides access to the rear of the shops for deliveries and emergencies. Sufficient access for emergency and service vehicles would need to be retained. It is considered that this is a well used car park and has benefitted from some improvements over recent years and it is not considered that the mitigation would offset the loss of the application site. The Parks and Development Officer (ANSA) has advised that the replacement open space proposal would result in a net loss of open space, in terms of both quality and quantity, and this is contrary to policy.

With respect to the comments received from highways, the details requested could be secured by condition.

RECOMMENDATION

No change